



Conceptual rendering

For Lease

Custom built medical office building

Lease price: Upon request

Property information:

- Single story building: 20,000 RSF
- Zoning: J-6 – Medical use permitted
- High ceiling capacity
- Separately metered utilities
- Connection to Village of Patchogue sewage system
- Abundant parking in private parking lot
- Private, secure, modern

Location:

- A Suffolk County bus stop located at the building for bus routes 7B, 66 and 68. Route 7B direct connection to Patchogue Long Island Rail Road (LIRR) station. Route 66 direct connection to Riverhead LIRR station.
- +/- 4 minutes from Exit 53S off the Sunrise Highway via Route 112
- +/- 6 minutes from Brookhaven Memorial Hospital and Patchogue LIRR station
- Adjacent to numerous retail amenities including restaurants, banks and daycare

**375 East Main Street
Patchogue, NY**

Ray Ruiz

Executive Vice President

+1 631 962 2890

ray.ruiz@am.jll.com

Dan Flynn

Vice President

+1 631 962 7387

danj.flynn@am.jll.com

John A. Nielsen

Associate

+1 631 962 7382

johna.nielsen@am.jll.com

www.jll.com/long-island



Site plan:

